

## GENERAL NOTES

The Placer County Building Department enforces the Fire-Safe standards that are triggered by the Building Permit. This includes the driveway, driveway gates, any bridges or culverts in the driveway, the setbacks for fire-safety and the addressing of the building/driveway.

### CODES:

Listed below are sections extracted from Title 14. These sections are enforced by the Building Department. Following certain sections are NOTES. These are intended to reflect Building Department interpretations and guidelines. As new conditions arise, these interpretations are subject to revision.

### ARTICLE 1. ADMINISTRATION:

#### §1270.02-Scope.

These regulations do not apply to existing structures, roads, streets and private lanes or facilities. These regulations shall apply as appropriate to all construction within Placer County approved after January 1, 1992. Affected activities include but are not limited to:

- (a) Permitting or approval of new parcels, excluding lot line adjustments as specified in Government Code §66412(d),
- (b) application for a building permit for new construction, not relating to an existing structure,
- (c) application for a use permit,
- (d) placement of manufactured homes (manufactured homes are as defined by the National Fire Protection Association, National Fire Code, §501A, Standard for Fire Life Safety Criteria for Manufactured Home Installations, Sites and Communities, Chapter 1, Section 1-2, Definitions, page 4, 1987 edition and Health and Safety Code §18007, §18008 and §19971),
- (e) road construction, including construction of a road that does not currently exist, or extension of an existing road.

Note: Department Policy: The Phrase “not relating to an existing structure” means: “not relating to an existing approved primary structure”.

#### Examples of work which *TRIGGER THE FIRE-SAFE REQUIREMENTS ARE AS FOLLOWS:*

1. New residence – unless it is replacing an existing legal residence and using the same driveway.
2. New mobile home – unless it is replacing an existing legal residence and using the same driveway.
3. First structure constructed on the parcel that requires a Building Permit.
4. Construction of an accessory building to be used for commercial purposes – anything beyond a “home occupation” as defined by zoning ordinance.
5. Second residential units. {These are triggered also by the use permit process}
6. Conversions of an agriculture building or accessory building to a single family dwelling.

#### Examples of *WORK WHICH IS GENERALLY EXEMPT* from the Fire-Safe standards are as follows:

1. Addition to an existing building. (However, additions cannot be subsequently built into a fire-safe setback required of the original structure).
2. Remodels.
3. Accessory Structures. (However, accessory structures cannot be subsequently built into a fire- safe set back required by the original structure).
4. Fire – damage repair/rebuild, when the application involves the same owner and the existing driveway is being used.
5. Replacement of mobile home with a newer single or double unit on the same pad location and the existing driveway is being used.

#### §1270.07 – Exceptions to standards.

Upon request by the applicant, exceptions to standards within this subchapter and mitigated practices may be allowed by the inspection authority, where the exception provides the same overall practical effect as these regulations towards providing defensible space.

#### §1270.08 – Requests for Exceptions.

Requests for exception shall be made to Cal Fire by the applicant or the applicant’s representative. The request shall state the specific section (s) for which an exception is requested, material facts supporting the contention of the applicant, the details of the exception or mitigation measure proposed, and a map showing the proposed location and sitting of the exception or mitigation measure.